

Application

169245 - Main Street Iowa Challenge Grant

275620 - Olde Main Brewing Company Rooftop Venue
Downtown Resource Center

Status:	Awarded	Submitted Date	2018-09-21 09 13 58
Signature	Cynthia G Hicks	Submitted By	Cynthia G Hicks

Applicant Information

Project Officer

AnA User Id CINDYHICKS@IOWAID
 First Name* Cynthia G Hicks
First Name Middle Name Last Name
 Title*
 Email* director@amesdowntown.org
 Address* 304 Main Street

City* Ames Iowa 50010
City State/Province Postal Code/Zip
 Phone * 515-233-3472
Phone Ext

Program Area of Interest* Downtown Resource Center
 Fax
 Agency

Organization Information

Organization Name * Ames Chamber of Commerce / Ames Main Street
 Organization Type* Non-Profit Organization
 DUNS
 Organization Website*
 Address 304 Main Street

Ames Iowa 50010
City State/Province Postal Code/Zip
 Phone 515-233-3472
Ext

Fax
 Benefactor Vendor Number 42-0623975

Cover Sheet-General Information

Authorized Official

Name* Cynthia Hicks
 Title* Executive Director
 Organization* Ames Main Street
If you are an individual, please provide your First and Last Name
 Address* 304 Main Street

City/State/Zip* Ames Iowa 50010
City State Zip

Telephone Number* 515-233-3472

E-Mail* director@amesdowntown.org

Fiscal Officer/Agent*Please enter the "Fiscal Officer" for your Organization**If you are an individual, please provide your First and Last Name*

Name* Amy Howard

Title Vice President, Finance & Operations

Organization Ames Chamber of Commerce

Address 304 Main Street

City/State/Zip Ames Iowa 50010

City State Zip

Telephone Number 515-232-2310

E-Mail amy@ameschamber.com

County(ies) Participating,
Involved, or Affected by
this Proposal* Story County

Congressional District(s)
Involved or Affected by this
Proposal* 4th - Rep Steve King (R)
Congressional Map

Iowa Senate District(s)
Involved or Affected by this
Proposal* 23
District Map

Iowa House District(s)
Involved or Affected by this
Proposal* 45
District Map

Main Street Iowa

Main Street Program Main Street Cultural District

Address1 304 Main Street

Address2

City/County/Zip Ames Iowa County 50010

City County Zip

Project Name Olde Main Brewing Company Rooftop Venue

Is the project within
the designated Main
Street District? Yes
The project is not eligible if not located within the Main Street District

Has the community
been designated an
Iowa Great Place? Yes

Award Category

Indicate the
appropriate award
category for your
project New Construction/Additions

Proposed Upper
Floor Sq. Footage 4000

**Proposed First Floor
Sq. Footage**

**Has the project
undergone local site
plan review and
approval?** No

Site plan

Plan must show building footprint and immediate area

Project Information

Summarize the scope and nature of the proposed project (500 characters max.) This project increases the density/use of the existing building stock while creating a unique dining experiences people will make a special trip for. It adds a second-floor above the existing restaurant/brewery turning the currently unutilized roof into an open-air / 4-seasons restaurant. The project will include an elevator for ADA accessibility. It is envisioned to use for events to draw more people to the Main Street area.

This summary will be used in the contract and for general marketing and promotion of the project.

Main Street Iowa Challenge Grant Project Narratives

The criteria listed in the Main Street Iowa Challenge Grant Scoring Criteria document are a general overview of the scoring criteria used to evaluate applications for the Main Street Iowa Challenge Grant program. The criteria are not all inclusive, but rather a general set of questions that can provide a more clear direction to the applicants.

Required attachments are not scored individually. However, they do provide additional, critical information to help answer individual questions in the application. For instance, photos will help clarify the existing condition of the building as well as its architectural character and significance. Plans, renderings and cost estimates are vital in helping to clarify the scope of the work to be performed.

The Budget Form is part of the grant application and MUST be completed. Additional pro forma or other financial analyses can be included in the financial commitments attachment but will NOT be considered as a substitute for the required budget form.

The scoring guidelines can be downloaded [here](#).

Project Selection Process

This section is worth a possible 15 points total.

Describe how the project fits into existing local Main Street District revitalization plans/goals/priorities. (2,500 characters max.) This project, to add a 4,000 square foot rooftop bar and restaurant to the existing building at 316 Main Street would provide a unique dining venue which would attract hundreds of people to downtown Ames every week, and provide more than 20 additional jobs in the district. According to Lodging Magazine, the popularity of roof top venues has increased drastically over the past 5 years. Having such a venue in downtown Ames would create a destination location in the heart of the Ames community, which fits the mission and vision of Ames Main Street.

(5 points possible)

Describe the how the project meets an identified local market need (2,500 characters max.) A market analysis, performed in partnership with Main Street Iowa (MSI) in 2017 showed a need and desire for additional restaurant space in downtown Ames. ESRI data provided by MSI and a 2017 consumer survey showed gaps in the business mix in downtown Ames which included restaurants and fine dining.

(10 points possible)

Description of the proposed rehabilitation project, with a focus on what the grant will fund.

This section is worth a possible 65 total points when scored.

Describe the significance and character of the building and it's current physical condition? (2,500 characters max.) The current building is a one-story building facing Main Street, in excellent condition. The original building was built in 1930's and 1960's and was occupied by Woolworths from the 1930's to 1971. Major rehabilitation and conversion was completed in 2004 to the current use as a restaurant. Great care was taken in preserving the existing advertising on the interior brick walls that predated the 1930's. The building is located in the Ames Historic District, but is a non-contributing building to the National Register of Historic Places.

(10 points possible)

Describe the rehabilitation plans, including scope of Additional structural support and adding an elevator will be done respectfully of the existing architectural features of the existing building. The current building does not have an elevator and the only accessible portion of the building is from the Main Street.

work, proposed uses, and who developed the cost estimates and plans
(2,500 characters max.)

entrances The new elevator will allow the building to be accessible from the basement, main level, mezzanine level, and the new second-floor level

The cost estimates and plans were developed by an experienced architect and construction company, Avec Design Build, who is currently completing rehabilitation of an existing building on Main Street

(15 points possible)

Describe the historic appropriateness of rehabilitation, including materials, techniques, and conformance with preservation standards.
(2,500 characters max.)

The existing building has one floor The additional level will be more consistent with the multilevel building on Main Street This also maximizes the use of the existing footprint of the building

The new restaurant ceiling will comprise of tin ceiling tiles salvaged from existing downtown buildings over the year It is also the goal of the owner to find utilized salvaged material to incorporate into the new construction

The addition and rework to the facade will maintain the use of brick veneer Exposed steel lintels and detailing will be used to complement both the scale and detailing of typical of downtown buildings

The existing historic building features will not be compromised with the new work

(10 points possible)

Describe the partnerships involved in the project, including city roles and other groups or partnerships
(2,500 characters max.)

The City of Ames, as well as the Main Street Cultural District, have targeted goals of development in the downtown area to increase development to encourage owners to invest in the existing building stock as well as provide additional dining experiences in the downtown area

The City of Ames Planning and Housing Department, as well as the Inspections Division, will be involved through the design and construction process Please see the Letter of Support from the project from Dan Culhane, President and CEO of the Ames Chamber and Economic Development Commission

The building and business owner, as well as architect, are local entities to the downtown and support the downtown community

(10 points possible)

Describe the funding/finances/pro formas of the project
(2,500 characters max.)

The owner has owned three downtown businesses along with the buildings that house the businesses, for more than 30 years The owner has slowly invested millions of dollars to the improvements of the building and businesses in the downtown area Funding for this project will come from owner's personal finances In preliminary conversations with the city of Ames indicate they are in support of this project and the owner will be applying for a city facade grant as well, when the next grant cycle opens

(15 points possible)

Describe the sustainability components of the project
(2,500 characters max.)

This project consists of a rooftop venue which will utilize operable windows along the north elevation, which will raise up creating an "open air" rooftop during warm weather, and close during cold weather The design of these will allow for a passively cool environment for patrons to experience a unique experience and view of Main Street

The owner invested \$2,000,000 into the 2004 rehabilitation of the existing building The owner understands the value of the existing buildings along Main Street and desires to have a long-lasting, positive investment on Main Street This also includes the use of quality materials with a long life cycle

(5 points possible)

Effect on further local Main Street/downtown revitalization efforts.

This section is worth a possible 20 total points when scored

Describe how this project will build additional capacity for the local Main Street program:

The project will continue a tradition of highly visible and successful Challenge Grant projects within Downtown Ames District The project adds additional and unique dining space, which is an identified need within the district The facade renovations will significantly improve the aesthetics of the 300 block of Main Street

(2,500 characters max.)

(5 points possible)

Describe how this project will stimulate additional investment in the downtown (2,500 characters max)

The project is a highly visible example of the Challenge Grant program as well as the City of Ames Facade Improvement Program. The successful projects that have been completed in the past (the Duck Worth Wearing building, HAILA building, and Sheldon Munn) instilled confidence that this project is not only feasible, but will be very successful. This project would build on those successes to solidify investor confidence throughout the district that private investment in Downtown Ames can have impactful results.

(5 points possible)

Describe how this project will improve the local downtown economy, i.e. jobs, business growth, residences, additional goods/services. (2,500 characters max.)

The project should add 20+ jobs to the downtown area. It is anticipated that it will add 1,000+ people per week to the downtown area.

(10 points possible)

Building Information

Building Information 1

Building Name* Olde Main Brewing Co

Has a MSI Challenge Grant application been previously submitted for this property? No

Was it funded?

What was the amount received \$0.00

Is that portion of the project complete?

Property Owner/Developer KCJ Inc

Address 316 Main Street

City/State/Zip Ames
Iowa

Zip 50010

Telephone Numbers 515-232-0553

Cell Phone 515-231-9626

Fax

E-mail Address sgriffen1962@gmail.com

Provide background on the beneficiary. Be sure to include community involvement, involvement/knowledge of the local Main Street program, length of time in the community, etc. (1,000 characters max.)

The owner is a chamber member and Ames Main Street Member. The owner has lived in Ames his whole life and has been a business owner in the downtown area for over 30 years.

Building/Site Address 316 Main Street

Year Built 1930

If vacant, how long 0

Square footage. 13300

Square footage

Current Use Restaurant / brewery

Current Use

of Residential Units (if applicable) 0

Number of Residential Units (if applicable) 0

Proposed Use No change

Proposed Use Restaurant / Brewery

Proposed Start Date 04/01/2019

Projected Completion Date 12/20/2019

Project architect Jason Dietzenbach, Avec Design Build

Listed or eligible for listing in the National Register of Historic Places No

Does the project intend to utilize Historic Tax Credits? No

Has Part 1 been completed?

Date Submitted

Has Part 2 been completed?

Date Submitted

State Historic Preservation Office (SHPO) Tax Credit Review ID Number

Does the local community have a design review process? Yes

Local design review criteria used by sub-grantee

Date Reviewed

Was the project approved?

Date Approved

Will the project be part of a CDBG Downtown Revitalization Grant? No

Will the project receive any other federal funding? No

Requested Amount \$75,000 00

Other Funds \$15,000 00

Proposed Cost Amount \$90,000 00

List sources of other funds
(500 characters max)

County/City Assessor's card/information

Cost estimates for all proposed construction work.

Submitted Part 1 Historic Tax Credits application

Submitted Part 2 Historic Tax Credits application

Detailed sketches, schematics or plans of project property or site

including any design
assistance drawings
provided by Main Street
Iowa
(if applicable)

Photograph(s) of the
building and/or
proposed site as it
currently appears

Historic photographs of
the property/project as
available

Signed Letter of Intent
to Participate by each
property/project
owner(s) indicated as a
grant beneficiary

Budget

MSI Challenge Grant Request Amount	\$75,000 00
Cash Match	\$1,025,000 00
Total Project Cost	\$1,100,000 00

Sources

Source of Funds	Amount	Form Of Funds	Commitment Status	Conditions/Additional Information
MSI Challenge Grant	\$75,000 00	Grant	Applied for	
State/Federal Funds	\$0 00			
Local Incentives	\$15,000 00	Grant		City of Ames Facade Grant, Will be applying
Private Equity Investment	\$1,010,000 00	Private	Secured	Cash Investment, contingent on Grant Status
Private Loans	\$0 00			
Total Tax Benefits (Calculate total from below)	\$0 00			
Other Amount (Applied for)	\$0 00			
Other Amount (Secured)	\$0 00			
Total	\$1,100,000 00			

Tax Benefits

Source of Funds	Amount	Description
Workforce Housing Tax Incentive Program	\$0 00	
Federal Historic Tax Credit	\$0 00	
State Historic Tax Credit	\$0 00	
Tax Increment Financing (Rebate)	\$0 00	
Tax Increment Financing (Grant)	\$0 00	
New Markets Tax Credit	\$0 00	

Other

\$0 00

Totals

\$0 00

Uses of Funds

Uses	Cost (labor & materials)
Construction - Exterior Envelope	\$137,500 00
Construction - Windows/Doors	\$126,500 00
Construction - Roofing	\$49,500 00
Construction - HVAC	\$110,000 00
Construction - Plumbing	\$99,000 00
Construction - Electrical	\$132,000 00
Construction - Insulation	\$27,500 00
Construction - General Carpentry	\$60,500 00
Construction - Finishes (paint, carpet, fixtures, etc)	\$106,000 00
Construction Subtotal	\$848,500 00
Site Preparation (staging, demo/clean-up, asbestos, etc)	\$44,000 00
Professional Services (architect, engineer, historic preservation consultant)	\$115,500 00
Fees & Permits (mortar test, Iowa tax credits application, bldg permit, etc)	\$22,000 00
Other	\$8,000 00
Contingencies	\$62,000 00
TOTAL BUDGET	\$1,100,000 00

Required Documents

Attachment	Description	File Name	Type	File Size
City Letter of Support Download template here				
Other Letters of Support (if applicable)	Ames Chamber of Commerce letter of support	ACC Letter of Support pdf	pdf	238 KB
Assurances Download template here	Letter of Intent to participate	Letter of Intent _Signed pdf	pdf	441 KB
Green Development checklist - Iowa Green Streets Criteria Download checklist here	Green Dev Plan And Checklist Matrix	OldeMain_GreenDevPlanAndChecklistMatrix.xlsx	xlsx	154 KB
Map of designated Main Street district with location of projects marked AND location where project exterior photos were taken	Site and Context Map, Existing Interior Images, Floor Plans, Exterior Elevations, Exterior Rendering, and Interior Rendering	Olde Main _Maps _Pics _Plans _Elevations pdf	pdf	13 0 MB
List and description of any additional contractual liabilities pertaining to this grant proposal and other than those appearing on the Project Development cost form	Appendix B _Certificate of Intent to Comply	Appendix B _Certificate of Intent to Comply _Signed pdf	pdf	265 KB
Financing/loan commitment letters/pro formas If multiple, scan into one document and upload				
Grant award letters pertaining to the project If multiple, scan into one document and upload				

Minority Impact Statement

Question # 1

1 The proposed grant programs or policies could have a disproportionate or unique POSITIVE IMPACT on minority persons. *

No

If YES, describe the positive impact expected from this project

Indicate the group(s) positively impacted

Question # 2

2. The proposed grant project programs or policies could have a disproportionate or unique NEGATIVE IMPACT on minority persons. *

No

If YES, describe the negative impact expected from this project.

If YES, present the rationale for the existence of the proposed program or policy.

If YES, provide evidence of consultation with representatives of the minority groups impacted.

Indicate the group(s) negatively impacted.

Question # 3

3. The proposed grant project programs or policies are NOT EXPECTED TO HAVE A DISPROPORTIONATE OR UNIQUE IMPACT on minority persons. *

Not Applicable

If YES, present the rationale for determining no impact.

Certification

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge *

Yes

Name of Person Submitting Certification. *

Cynthia Hicks

Title of Person
Submitting
Certification*

Executive Director



Smart Choice

September 19, 2018

Iowa Economic Development Authority
Main Street Iowa
200 East Grand Ave.
Des Moines, IA 50309

RE: Main Street Iowa Challenge Grant

I write this letter of endorsement with great enthusiasm for the expansion of Olde Main Brewing Company in downtown Ames. This project is exciting as it will create a rooftop bar and entertainment venue that does not currently exist in our downtown.

This business has been an anchor downtown for over 12 years, long before the craft brewing craze occurred. They have provided an outstanding venue with tremendous products and services in that time and have invested significantly over the years. They intend to do that once again with this exciting upgrade to their location, which would serve the visitors and residents throughout the year as it will be a four-season venue.

This is a very important project that will greatly enrich our community. We have a history of putting external dollars to exceptional use and I see this opportunity, if granted, being no different and ultimately a major catalyst for Ames.

I heartily endorse this application and hope that you and the committee charged with reviewing the applications will see fit to award this very worthy project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading 'Daniel A. Culhane'. The signature is fluid and cursive, with the first name 'Daniel' being more prominent than the last name 'Culhane'.

Daniel A. Culhane, President & CEO
Ames Chamber of Commerce



APPENDIX B

REQUIRED: SUBMIT THIS CERTIFICATION AT TIME OF APPLICATION.

The project applicant and project architect/project designer are required to sign the certification below at the time of application submittal to the Iowa Economic Development Authority. By signing this certification, the project applicant and project architect/project designer are certifying their intent to comply with all of the **MANDATORY** Iowa Green Streets Criteria applicable to the project as determined by the Iowa Economic Development Authority. This certification also certifies the intent to complete the optional Iowa Green Streets Criteria proposed in the applicant's proposal.

To be Completed by Applicant	
Signature	<i>Scott P. Griffen</i>
Name	Scott Griffen
Title	President
Tel No	515-231-9626
E-mail	sgriffen1962@gmail.com
Accreditation (if applicable)	
Date	9/21/2018

To be Completed by Project Architect/Project Designer	
Signature	<i>Jason Dietzenbach</i>
Name	Jason Dietzenbach
Title	Architect / Partner
Tel No	515-233-4641
E-mail	Jason@AvecDesignBuild.com
Accreditation (license/ licensing body)	Licensed Architect/State of Iowa
Date	9/21/2018

LETTER OF INTENT TO PARTICIPATE

Name of property owner/developer KCU LLC
Current Address: 316 MAIN ST
City, State, Zip: AMES IA 50010
Address of Project Property: 316 MAIN ST
City, State, Zip: AMES IA 50010

As an owner/investor of the above named property, I/We agree to all terms and conditions defined in the local Main Street organization's application for a Main Street Challenge Grant.

I/We further agree to the specified cash match requirement, to comply with the Secretary of Interior's Standards for Historic Property Rehabilitation should the property be eligible, listed or contributing to a National Register District and to provide any additional information required for compliance with state and federal guidelines, if asked.

I/We understand that Main Street Iowa reserves the right to use all information relevant to the project as case studies.

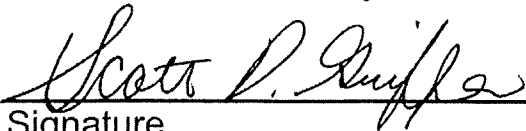
I/We agree to abide by the requirements of Titles VI and VII of the Civil Rights Act of 1964, as amended, and the Rehabilitation Act of 1973, as amended, which bar discrimination against any employee, applicant for employment, or any person participating in any sponsored program on the basis of race, creed, color, national origin, religion, sex, age, physical or mental disability;

I/We agree to abide by the requirements of the American with Disabilities Act;

I/We agree to provide safe and sanitary working conditions and compensation for employment at not less than minimum wage.

I/We agree to comply with all federal regulations as defined by HUD and previously outlined

Should the application be funded, I/we will make every effort to participate in the formal presentation ceremony as scheduled by IEDA.



Signature

SCOTT D. GRIFFEN

Printed/Typed Name

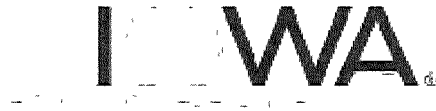
PRESIDENT

Title

9/20/18

Date

GREEN DEVELOPMENT PLAN, 2017 IOWA GREEN STREETS CRITERIA



Developer Name Scott Griffen
Project Name Olde Main Brewing Co. Rooftop Venue
Address (Street/City/State) 316 Main St. Ames, Iowa 50010

Description of Process

A description of the process that was used to select the green building strategies, systems and materials that will be incorporated into the project. The owner and design team involved with this project have as their goal to create a healthy expansion to their building. The process will involve review of the existing building conditions and determine which systems, electrical, mechanical, plumbing, will need to be upgraded. The review will include the documentation of original finishes in good condition that will be scheduled for repaired. The building will be evaluated for ADA and code compliance. Existing finishes will be tested for asbestos, lead paint, and radon. The building will be evaluated in regards to fire safety and a determination made with city officials as to sprinklering.

Goals

A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals.

Design & Development Team Members

Name	Role

GREEN DEVELOPMENT PLAN



Developer Name Scott Griffen
 Project Name Olde Main Brewing Co Rooftop Venue
 Address (Street/City/State) 316 Main St Ames, Iowa 50010

2017 Iowa Green Streets Criteria

Mandatory Measures

			Areas of Consideration				
Max Pts	Exp. Pts	Green Communities Criteria	Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			name	role	how intend to meet	description of follow-up measures needed throughout completion of design, permitting, construction and operation	strategies or questions to address that can guide project to meeting criteria
1 Integrative Design							
Mandatory	1.1a	Goal Setting	Jason Dietzenbach	Architect	Please refer to the description of process, team members and project goals		

			Areas of Consideration				
Max Pts	Exp. Pts		Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			name	role	how intend to meet	description of follow-up measures needed throughout completion of design, permitting, construction and operation	strategies or questions to address that can guide project to meeting criteria
		Green Communities Criteria					
		<p>Develop an integrative design process that works best for your project team and intentions. At minimum, document</p> <p>1. A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals</p> <p>2. A summary of the integrative process that was used to select the green building strategies, systems and materials that will be incorporated into the project</p> <p>3. A description of how progress and success against these goals will be measured throughout the completion of design, construction and operation to ensure that the green features are included and correctly installed</p>					
Mandatory	1.1b	Criteria Documentation	Jason Dietzenbach	Architect	documentation will include		
		Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria					
Mandatory	1.2a	Resident Health and Wellbeing Design for Health			NOT APPLICABLE		
		Identify potential resident health factors and design your project to address resident health and well-being by using the matrix provided on pages 22 and 23					

			Areas of Consideration				
Max Pts	Exp. Pts	Green Communities Criteria	Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			name	role	how intend to meet	description of follow-up measures needed throughout completion of design, permitting, construction and operation	strategies or questions to address that can guide project to meeting criteria
Mandatory	1.3a	Resilient Communities Design for Resilience (New Construction & Substantial Rehab only)	Jason Dietzenbach	Architect	We will comply with criteria 4 2 Advanced Water Conservation by providing toilets that use 1 1 gpf or less for all new fixtures		
2 Location + Neighborhood Fabric							
Mandatory	2.1	Sensitive Site Protection (New Construction only)			NOT APPLICABLE		
Mandatory	2.2	Connections to Existing Development and Infrastructure	Jason Dietzenbach	Architect	Already meet this criteria, existing building in Downtown Ames with access to existing streets and city infrasturture		
		Locate the project on a site with access to existing roads, water, sewers and other infrastructure within or contiguous to (having at least 25% of the perimeter bordering) existing development Connect the project to the pedestrian grid	Jason Dietzenbach	Architect			
		At a minimum, build to the residential density (dwelling units / acre) of the census block group in which your project is located	Jason Dietzenbach	Architect			
Mandatory	2.5	Proximity to Services	Jason Dietzenbach	Architect	Existing Building within 5 mile walk of at least four community services		
Mandatory	2.6	Preservation of and Access to Open Space in Rural or Tribal Areas			NOT APPLICABLE		

			Areas of Consideration				
Max Pts	Exp Pts	Green Communities Criteria	Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			name	role	how intend to meet	description of follow-up measures needed throughout completion of design, permitting, construction and operation	strategies or questions to address that can guide project to meeting criteria

3 Site Improvements

Mandatory	3.1	Environmental Remediation			NOT APPLICABLE		
Mandatory	3.2	Erosion and Sedimentation Control			NOT APPLICABLE		
Mandatory	3.3	Low Impact Development (Only for projects located on greenfields)			NOT APPLICABLE		
Mandatory	3.4	Landscaping			NOT APPLICABLE		
Mandatory	3.5	Surface Water Management			NOT APPLICABLE		

4 Water Conservation

Mandatory	4.1	Water-Conserving Fixtures			New plumbing fixtures will meet the following criteria Kitchen faucets 1 8 GPM, Bathroom faucets 1 2 GPM, Toilets 1 6 GPF, Urinals 128 gpf		
			Jason Dietzenbach	Architect			
Mandatory	4.6	No Irrigation			No irrigation systems will be provided		
			Jason Dietzenbach	Architect			

5 Energy Efficiency

Mandatory	5.1	Building Performance Requirements			NOT APPLICABLE		
Mandatory	5.1a	Building Performance Standard New Construction single family and low-rise multifamily			NOT APPLICABLE		
Mandatory	5.1b	Building Performance Standard New Construction mid-rise & high-rise multifamily			NOT APPLICABLE		
Mandatory	5.1c	Building Performance Standard Substantial and Moderate Rehab single family & low-rise multifamily			NOT APPLICABLE		
Mandatory	5.1d	Building Performance Standard Substantial & Moderate Rehab mid-rise & high-rise multifamily			NOT APPLICABLE		

			Areas of Consideration				
Max Pts	Exp Pts	Green Communities Criteria	Champion name	role	Strategies how intend to meet	Follow-up description of follow-up measures needed throughout completion of design, permitting, construction and operation	Key Issues / Strategies to Consider strategies or questions to address that can guide project to meeting criteria
Mandatory	5.1e	Building Performance Standard Commercial and Mixed Use	Jason Dietzenbach	Architect	requirements of criteria 5 1 and section 5 1 E for new		
Mandatory	5.3	Sizing of Heating and Cooling Equipment	Jason Dietzenbach	Architect	Ashrae standards, be properly		
Mandatory	5.4	ENERGY STAR Appliances	Jason Dietzenbach	Architect	Star labeled		
Mandatory	5.5	Lighting	Jason Dietzenbach	Architect	efficiency LED fixtures		
Mandatory	5.9	Advanced Framing	Jason Dietzenbach	Architect	advanced framing will be used if		
6 Materials							
Mandatory	6.1	Low / No VOC Paints, Coatings and Primers	Jason Dietzenbach	Architect	meeting the Green Seal		
Mandatory	6.2	Low / No VOC Adhesives and Sealants	Jason Dietzenbach	Architect	sealants meeting the Green Seal		
Mandatory	6.6	Composite Wood Products that Emit Low / No Formaldehyde	Jason Dietzenbach	Architect	ANSI A208 1 and A208 2 emission limits will be specified		
Mandatory	6.7a	Environmentally Preferable Flooring	Jason Dietzenbach	Architect	Ceramic tile and/or hardwood		
Mandatory	6.8	Mold Prevention Surfaces	Jason Dietzenbach	Architect	kitchenettes will be of durable,		
Mandatory	6.9	Mold Prevention Tub & Shower Enclosures			NOT APPLICABLE		
7 Healthy Living Environment							
Mandatory	7.1	Ventilation (Mandatory for New Construction and Substantial Rehab)	Jason Dietzenbach	Architect	New restrooms will receive ventilaiton to Ashrae standards		
Mandatory	7.2	Clothes Dryer Exhaust			NOT APPLICABLE		
Mandatory	7.3	Combustion Equipment	Jason Dietzenbach	Architect	provided for all combustion		
Mandatory	7.5	Vapor Retarder Strategies (New Construction and Rehab projects with foundation work only)			NOT APPLICABLE		
Mandatory	7.6	Water Drainage (New Construction and Rehab projects replacing assemblies called out in Criterion only)	Jason Dietzenbach	Architect	edge, a 2" clearance between wall cladding and roofing materials will be maintained, and		
Mandatory	7.7	Mold Prevention Water Heaters	Jason Dietzenbach	Architect	with adequate drainage or catch		
Mandatory	7.8	Radon Mitigation (New Construction and Substantial Rehab only)			Not applicable as new construction is above grade		

			Areas of Consideration				
Max Pts	Exp Pts		Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			<i>name</i>	<i>role</i>	<i>how intend to meet</i>	<i>description of follow-up measures needed throughout completion of design, permitting, construction and operation</i>	<i>strategies or questions to address that can guide project to meeting criteria</i>
		Green Communities Criteria					
Mandatory	7.9	Garage Isolation			NOT APPLICABLE		
Mandatory	7.10	Integrated Pest Management	Jason Dietzenbach	Architect	will be caulk with low VOC caulk		
Mandatory	7.12	Active Design Promoting Physical Activity within the Building	Jason Dietzenbach	Architect	The new stair at the Main Street entrance will be designed as a		

			Areas of Consideration				
Max Pts	Exp. Pts.		Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			<i>name</i>	<i>role</i>	<i>how intend to meet</i>	<i>description of follow-up measures needed throughout completion of design, permitting, construction and operation</i>	<i>strategies or questions to address that can guide project to meeting criteria</i>
		Green Communities Criteria					

8 Operations, Maintenance, and Resident Engagement

Mandatory	8.1	Building Maintenance Manual	Jason Dietzenbach	Architect	contractor to provide a building		
Mandatory	8.2	Emergency Management Manual	Scott Griffen	Owner	for use of the building during		
Mandatory	8.3	Occupant Manual	Jason Dietzenbach	Architect	the owner to facilitate proper		
Mandatory	8.4	Occupant and Property Staff Orientation	Jason Dietzenbach	Architect	through orientation of systems		
Mandatory	8.5	Project Data Collection and Monitoring System	Scott Griffen	Owner	monitored for easy access		

GREEN DEVELOPMENT PLAN



Developer Name Scott Griffen
 Project Name Olde Main Brewing Co Rooftop Venue
 Address (Street/City/State) 316 Main St Ames, Iowa 50010

2017 Iowa Green Streets Criteria

				Areas of Consideration			
Max Pts	Int Pts	Iowa Green Streets Criteria	Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			name	role	strategy 1, strategy 2,etc	description of follow-up measures needed throughout completion of design, permitting, construction and operation	strategies or questions to address that can guide project to meeting criteria
1 Integrative Design							
12		1.2b	Occupant Health & Wellbeing	Health Action Plan			
15		1.3b	Resilient Communities	Multi-Hazard Risk / Vulnerability Assessment			
2 Location + Neighborhood Fabric							
25		2.3	Compact Development	Jason Dietzenbach	Architect	Already meets criteria	
5		2.4	Compact Development	Jason Dietzenbach	Architect	Already meets criteria	
6 max		2.7	Preservation of and Access to Open Space				
8 or 10		2.8	Access to Public Transportation	Scott Griffen	Owner	Already meets criteria	
2 - 8		2.9	Improving Connectivity to the Community				
5 max		2.10	Passive Solar Heating / Cooling	Jason Dietzenbach	Architect	Exterior north openings will open to provide passive ventilation	
10		2.11	Gray or Brownfield Site or Adaptive Reuse				
6		2.12	Access to Fresh, Local Foods	Scott Griffen	Owner	Already meets criteria for Farmers Market	
4		2.13	LEED for Neighborhood Development Certification				

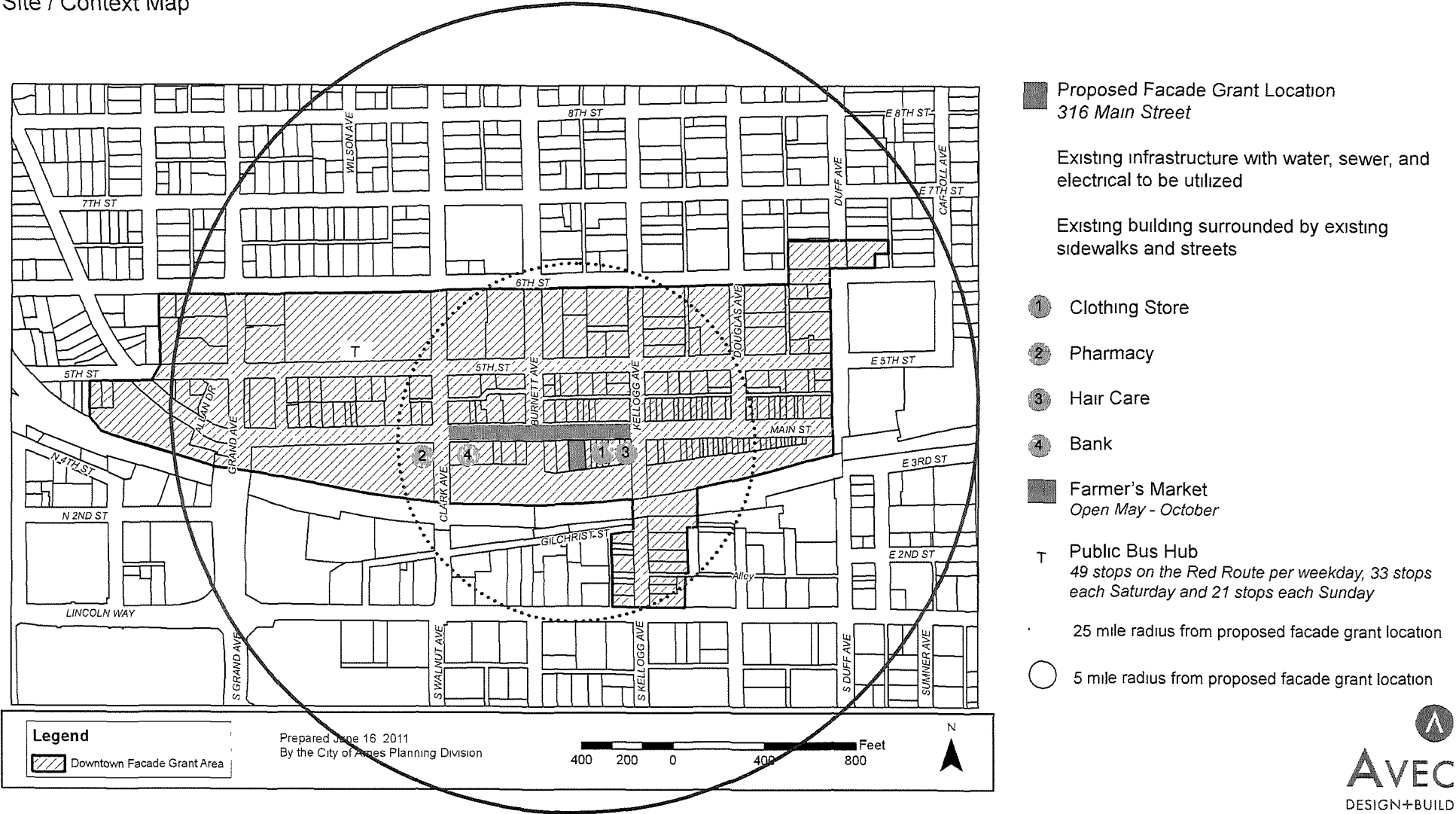
Max Pts	Int Pts	Iowa Green Streets Criteria	Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			name	role	strategy 1, strategy 2, etc	description of follow-up measures needed throughout completion of design, permitting, construction and operation	strategies or questions to address that can guide project to meeting criteria
3 Site Improvements							
1		3.6 Reducing Heat Island Effect Paving					
4 Water Conservation							
6 max		4 2 Advanced Water Conservation			Toilets will use 1 1 gpf or less for all new fixtures, kitchen faucets will use 1 5 gpm		
	1		Jason Dietzenbach	Architect			
		Reduce water consumption either by installing water-conserving fixtures in all units and all common space bathrooms with the following specifications Toilets WaterSense-labeled and 1 1 gpf [1 point], Showerheads WaterSense-labeled and 1 5 gpm [1 point], Kitchen faucets 1 5 gpm and lav faucets WaterSense-labeled and 1 0 gpm [1 point]					
		OR Reduce total indoor water consumption by at least 30% compared to the baseline indoor water consumption chart, through a combination of your choosing [6 points maximum]					
4		4.3 Leaks & Water Metering	Jason Dietzenbach	Architect	New construction will comply		
4		4 4 Efficient Plumbing Layout & Design	Jason Dietzenbach	Architect	New construction will comply		
6 max		4.5 Water Reuse					
5 Energy Efficiency							
5 - 12		5 2a Additional Reductions in Energy Use					
12		5.2b Advanced Certification Nearing Net Zero					
6		5 6 Electricity Meter					
4		5.7a Photovoltaic / Solar Hot Water Ready					

Max Pts.	Int Pts		Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			name	role	strategy 1, strategy 2,etc	description of follow-up measures needed throughout completion of design, permitting, construction and operation	strategies or questions to address that can guide project to meeting criteria
		Iowa Green Streets Criteria					
10 max		5 7b Renewable Energy					
8		5 8a Resilient Energy Systems Floodproofing					
4 - 8		5 8b Resilient Energy Systems Islandable Power					
5		5.10 Advanced Metering					
6 Materials							
3 max		6 3 Recycled Content Material					
4 max		6.4 Regional Material					
1		6.5 Certified, Salvaged & Engineered Wood Products					
6		6 7b Environmentally Preferable Flooring Throughout	Jason Dietzenbach	Architect	New construction will comply		
12 max		6 10 Asthmagin-free Materials	Jason Dietzenbach	Architect	New construction will comply		
5		6 11 Reduced Heat-Island Effect Roofing	Jason Dietzenbach	Architect	New construction will comply		
6 max		6 12 Construction Waste Management (Minimum requirements for all projects Optional points available for projects beyond mandatory)	Jason Dietzenbach	Architect	New construction will comply with c and f		
3		6.13 Recycling Storage for Multifamily Project					
7 Healthy Living Environment							
12 max		7.1 Ventilation (Optional for Moderate Rehab)					
9 or 11		7 4 Elimination of Combustion within the Conditioned Space					
9		7 11a Beyond ADA Universal Design (New Construction only)					
7 or 9		7 11b Beyond ADA Universal Design (Substantial and Moderate Rehab only)					
10		7 13 Active Design Staircases and Building Circulation	Jason Dietzenbach	Architect	New construction will comply		
9		7.14 Interior and Outdoor Activity Spaces for Children and Adults					
10		7 15 Smoke-Free Building	Scott Griffen	Owner	a smoke free facility		

Max Pts	Int Pts.	Iowa Green Streets Criteria	Champion		Strategies	Follow-up	Key Issues / Strategies to Consider
			name	role	strategy 1, strategy 2,etc	description of follow-up measures needed throughout completion of design, permitting, construction and operation	strategies or questions to address that can guide project to meeting criteria
8 Operations, Maintenance, and Resident Engagement							
Total Pts							

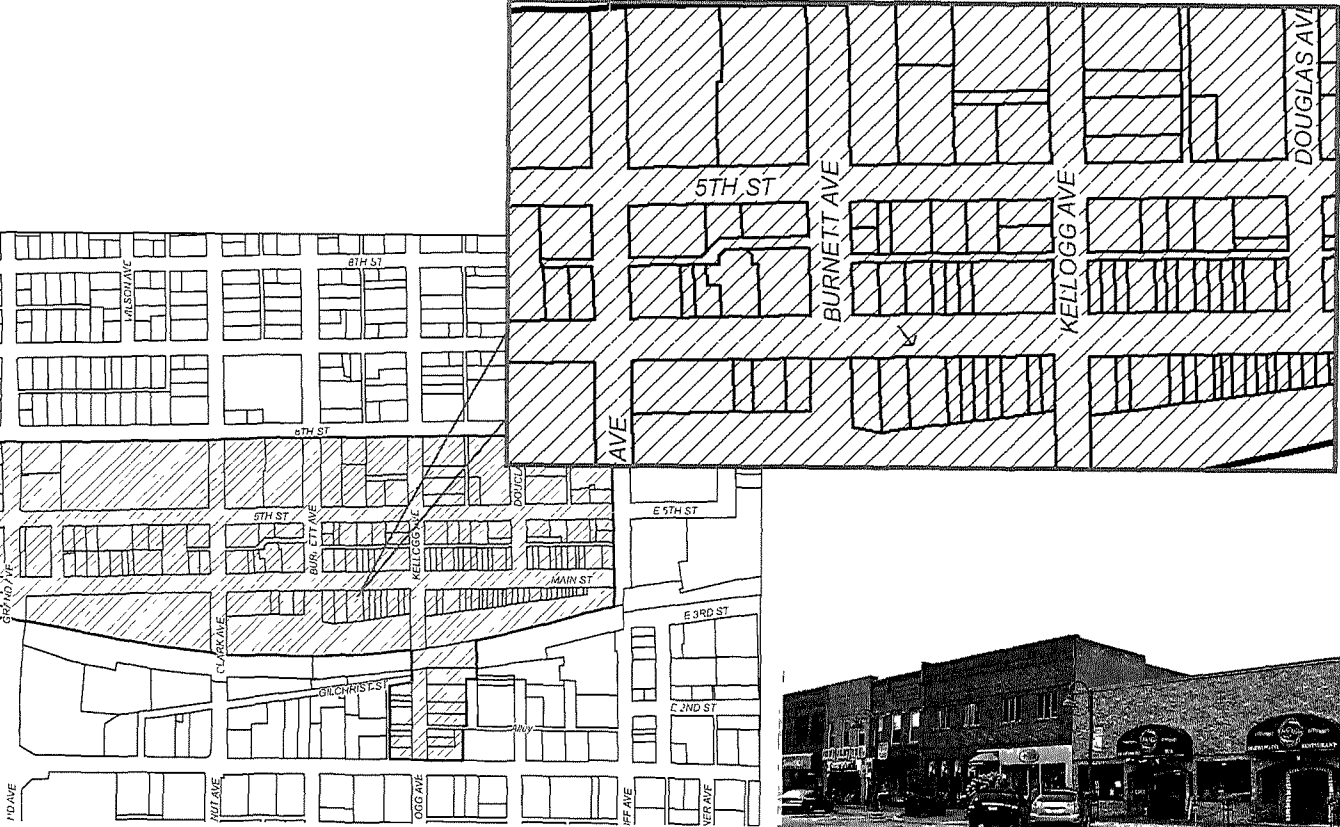
MAIN STREET IOWA CHALLENGE GRANT
Olde Main Brewing Company Rooftop Venue

Site / Context Map



MAIN STREET IOWA CHALLENGE GRANT
Olde Main Brewing Company Rooftop Venue

Existing Facade



MAIN STREET IOWA CHALLENGE GRANT

Olde Main Brewing Company Rooftop Venue

Existing Interior

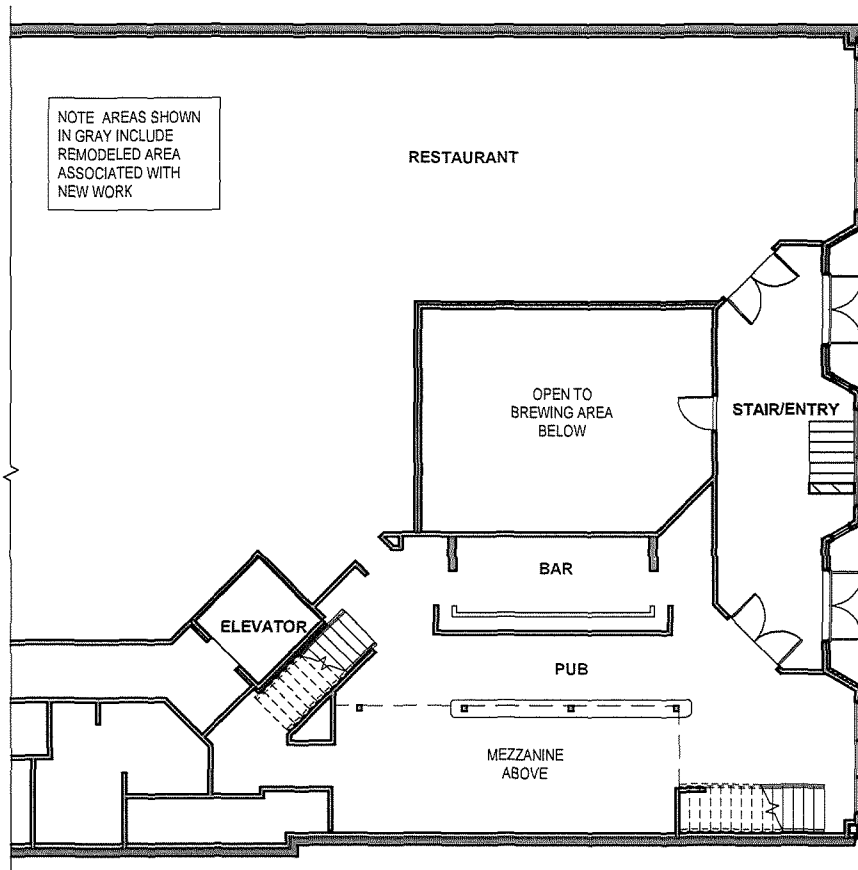


MAIN STREET IOWA CHALLENGE GRANT

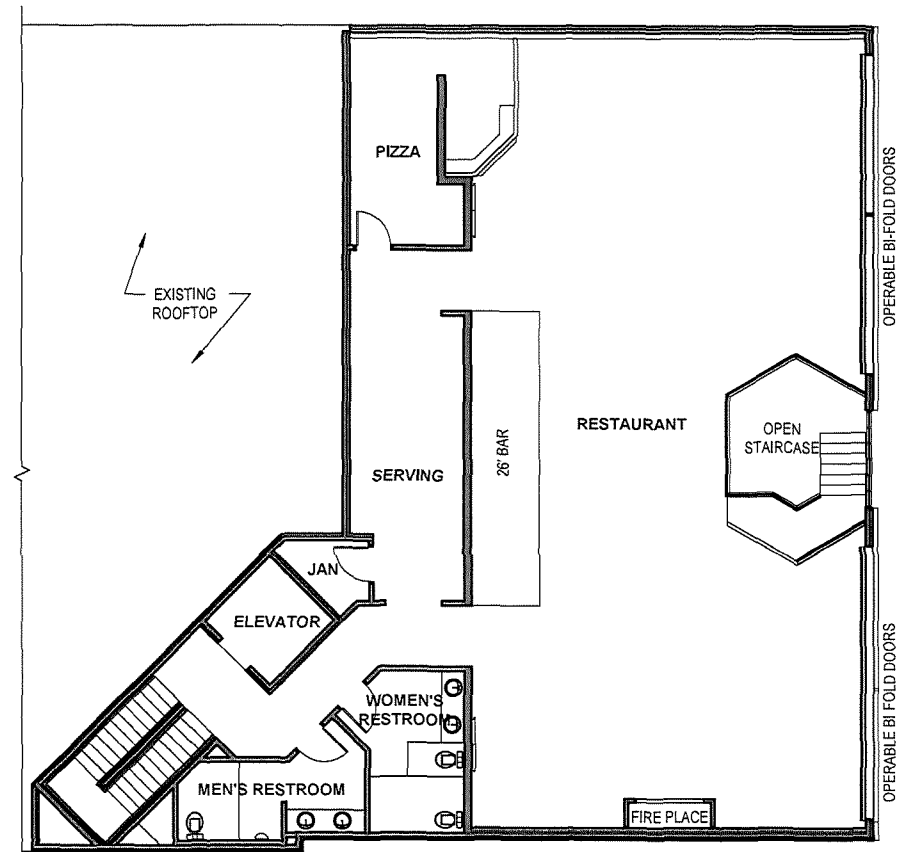
Olde Main Brewing Company Rooftop Venue

Existing Interior





PROPOSED LEVEL 1 PLAN



PROPOSED LEVEL 2 PLAN

SCHEMATIC DESIGN
SEPTEMBER 17, 2018



AVEC Design+Build
410 5th Street
Ames IA 50010
515-233-4641



Olde Main Brewing Co. Rooftop Venue

316 MAIN ST AMES, IOWA 50010

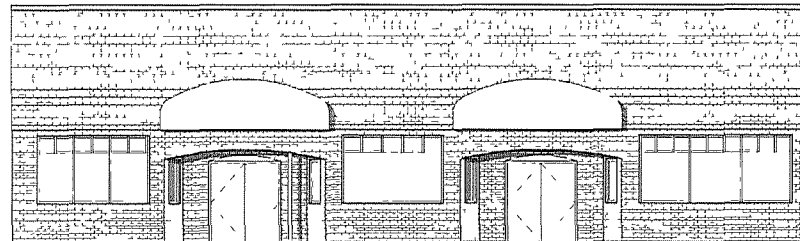


STEEL LINTEL ACCENTS

OPERABLE BI-FOLD DOORS (SHOWN IN OPEN POSITION)

BRICK ACCENT

PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

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